

GOVERNMENT OF THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT



Application No. 12488, of Holiday Homes, Inc., pursuant to Paragraph 8207.11 of the Zoning Regulations for variances to permit an open parking space within ten feet of a dwelling (Paragraph 7205.21) and to permit parking in front of a dwelling (Paragraph 7205.12) in the R-2 District at the premises 3510, 3512 and 3514 - 7th Street, S. E., Square 5960, Lots 40, 41 and 42.

HEARING DATE: September 27, 1977

DECISION DATE: October 11, 1977

FINDINGS OF FACT:

1. The subject property is located in an R-2 Zone District at the intersection of 7th Street and Mississippi Avenue.

2. The subject property is presently vacant and unimproved.

3. The applicant proposes the erection of a single family detached dwelling on Lot 40, and two semi-detached single family dwelling units, one each on Lots 41 and 42 as part of a large development of homes for which no variances are required.

4. The street on which the property fronts is built on fill. Therefore the subject lots are at a lower level than the street itself.

5. The applicant proposes to build the basement level on the existing ground bringing the first floor level even with the street level. The grade would then be filled in around the basement level of the house.

6. On lot 40, the detached dwelling, the parking space would be located in the side yard, as permitted, but would be only two feet from the dwelling. As a minimum of ten feet is required, an eight foot variance is requested.

7. On Lots 41 and 42, the parking is proposed to be in front of the building, which requires the granting of a variance.

8. The rear yards of the subject lots are so severely sloped that it is not practically possible to provide the parking in the rear yard where no variances would be required.

9. There was no Advisory Neighborhood Commission report in this application.

10. There was no opposition registered at the public hearing of this application.

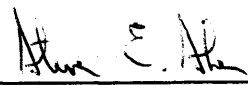
CONCLUSIONS OF LAW AND OPINION"

Based upon the above findings of fact and the evidence of record, the Board is of the opinion that the requested variances are area variances, the granting of which requires the showing of a practical difficulty. The Board concludes that to require the applicant to provide rear yard parking on lots as severely sloped as the subject lots, would create such difficulty on the applicant. The Board further concludes that there would be no adverse impact on the neighborhood or any negative effects on adjoining properties. It is therefore ORDERED that the application is hereby GRANTED.

VOTE: 5-0 (Charles R. Norris, John G. Parsons, Leonard L. McCants, William F. McIntosh and Chloethiel Woodard Smith to grant).

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:


STEVEN E. SHER

FINAL DATE OF ORDER: 14 NOV 1977

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.